



CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

Todd Morse, Chair
Andrew Weaver, Secretary
Dan Black
Nancy English
Nathaniel Ferguson
Ryan Lizanecz
Graham Louis

ZONING BOARD OF APPEALS DECISION FROM JANUARY 15, 2026

To: City Clerk
From: Ann Machado, Zoning Administrator
Date: January 16, 2026
RE: Actions taken by the Zoning Board of Appeals on January 15, 2026 at a hybrid meeting

Attendance: Todd Morse (Chair), Andrew Weaver (Secretary), Nancy English, Dan Black, Ryan Lizanecz, Nathaniel Ferguson and Graham Louis present.

1. New Business

A. Practical Difficulty Appeal ([ZBA-003494-2025](#))

1 Willis ST, Johan Kinnucan & Amy Freedberg, owners, Tax Map 015, Block C, Lot 014, RN-4 Residential Neighborhood Zone: The applicant is seeking a Practical Difficulty Variance to reduce the minimum front yard setback from the required 13'6" to 5' [Table 7-A & Section 7-2, Figure 7-H] for the purpose of constructing a single family home. Representing the appeal are the owners Johan Kinnucan & Amy Freedberg. **The Board voted 6-1 (Ferguson) to deny the variance.**

B. Conditional Use Appeal ([CU-003504-2025](#))

1476 Forest Avenue, Casco Bay Recovery, LLC, lessee, Tax Map 298, Block B, Lot 023, RN-1 Residential Neighborhood Zone: The applicant is seeking a Conditional Use approval under Section 14-6.5.2 to operate a Residential Care Facility (Small). Representing the appeal is Beth Coles, attorney. **The Board voted 7-0 to grant the conditional use.**

2. Adjournment . The meeting started at 6:00 pm and adjourned at 7:30 pm.

cc: Danielle West, City Manager
Kevin Kraft, Director Planning & Urban Development
City Councilors
Planning Board Members